



## 10 GRANGE COURT GRANGE ROAD | BOWDON

£275,000

\*\*\*NO ONWARD CHAIN\*\*\* A re-planned and refurbished two bedroom ground floor apartment in a highly sought after location with gated access to the development. The superbly presented accommodation briefly comprises, sitting/dining room with sliding windows to the private paved terrace, fitted kitchen with integrated appliances, spacious master bedroom, further double bedroom and fully tiled shower room/WC. Electric heating and PVCu double glazing. Single garage. Resident parking and well maintained communal grounds.

POSTCODE: WA14 3EU

## DESCRIPTION

A Re-Planned and Refurbished Two Bedroom Ground Floor Apartment

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Grange Court is a purpose built development of apartments in an excellent location just a few hundred yards from walks within the open countryside throughout The Bollin Valley. Positioned within the catchment area of highly regarded primary and secondary schools with local shops on Vicarage Lane and good access to the surrounding network of motorways. The Metrolink station in Altrincham and the railway station in Hale provide an excellent commuter service into Manchester.

Recently the interior has been carefully and tastefully refurbished incorporating contemporary style kitchen fittings with stainless steel appliances and matching work surfaces. The superbly proportioned and naturally light sitting/dining room benefits from views over the surrounding grounds and importantly sliding windows open onto the private paved terrace.

The apartment has been re-planned to create a generous master bedroom with ample space for a comprehensive range of furniture alongside a further double bedroom both of which overlook the delightful communal gardens. The fully tiled shower room/WC features a white suite and chrome fittings.

Electric heating has been installed together with PVCu double glazing and recessed LED lighting throughout.

Remotely operated gates provide access to the residents parking area and also a single garage at the rear of the development.

In conclusion, an excellent apartment ready for occupation and within a sought after locality.

An appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Opaque PVCu double glazed front door. Entry system. Individual letter boxes.



## SECURE RECEPTION AREA

Shared between three ground floor apartments and providing access to the individual letter box.

## PRIVATE ENTRANCE HALL

Hardwood front door. Space for hanging coats and jackets. Entry phone system. Recessed LED lighting. Electric storage heater.

## SITTING/DINING ROOM

PVCu double glazed sliding window to the private paved terrace. Tall PVCu double glazed window to the side. Recessed LED lighting. Television aerial point. Telephone point. Two electric storage heaters.

## KITCHEN

Fitted with range of beech effect wall and base units beneath matching heat resistant work surfaces and inset stainless steel drainer sink. Integrated appliances include a double electric fan oven/grill, four ring ceramic hob with stainless steel chimney cooker hood above, fridge, freezer and automatic washing machine. Storage cupboard housing the hot water system. Two PVCu double glazed windows. Tiled walls and floor. Recessed LED lighting.

## BEDROOM ONE

PVCu double glazed window to the front. Recessed LED lighting. Television aerial point. Two electric storage heaters.

## BEDROOM TWO

PVCu double glazed window to the front. Recessed LED lighting. Electric storage heater.

## SHOWER ROOM/WC

Fitted with a white/chrome vanity wash basin and low level WC. Corner tiled enclosure with thermostatic shower. Recessed LED lighting. Extractor fan. Chrome towel rail.

## OUTSIDE

### SINGLE GARAGE

16'6" x 8'2" (5.03 x 2.49)

Up and over door.

## GROUNDS

The well tended communal gardens incorporate areas of lawn with surrounding well stocked borders screened by a variety of mature trees all of which combines to create an attractive setting. Resident parking is available within the secure gated grounds.

## SERVICES

Mains water, electricity and drainage are connected.

## POSSESSION

Vacant possession on completion.

## TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years. This should be verified by your Solicitor.

## SERVICE CHARGE

We understand the service charge is currently £100.00 per calendar month. This includes cleaning and lighting of the common parts, maintenance of the building and grounds and the building insurance premium. Full details will be provided by our client's Solicitor.

## COUNCIL TAX

Band "C"

## NOTE

No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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**GROUND FLOOR**  
APPROX. 64.0 SQ. METRES (689.4 SQ. FEET)



TOTAL AREA: APPROX. 64.0 SQ. METRES (689.4 SQ. FEET)  
Floorplans For Illustrative Purposes Only



**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM